



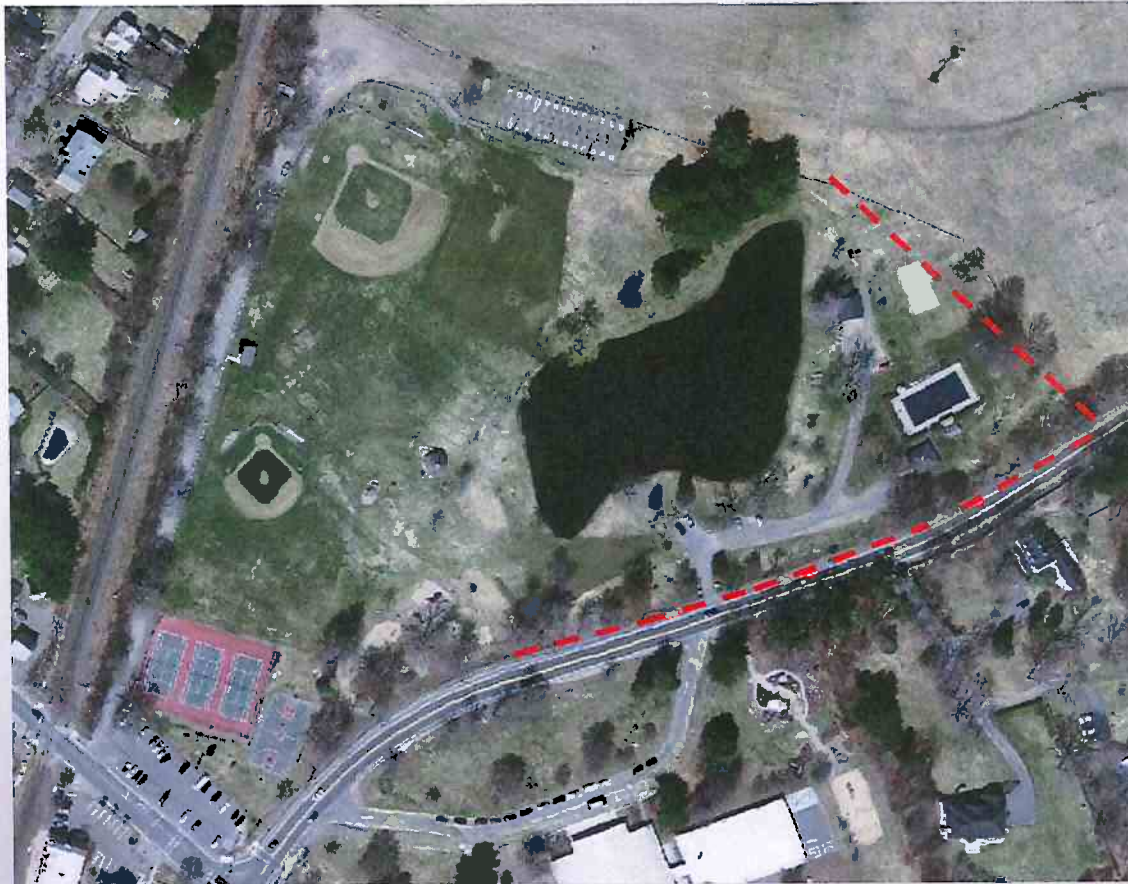
ARTICLE 2-10

CPC Funds for Reconstruction of Pool at Patton Park

Motion of Marc Johnson

I move that the Town appropriate \$2,500,000 to pay costs of reconstructing or replacing the Patton Park Pool, including the payment of all costs incidental and related thereto; that to meet this appropriation, \$540,720 shall be appropriated from available funds in the Community Preservation Fund, and the Treasurer, with the approval of the Selectmen, is authorized to borrow \$1,959,280 under and pursuant to G.L. c. 44, § 7(2B) and § 25, and G.L. c. 44B, §§ 3 and 11, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore, all as recommended by the Community Preservation Committee.

American Legion Memorial Pool at Patton Park



Weston & Sampson

- Introduction of firm
- Experience in aquatics
- Scope of work

Patton Park

- Site features
- Community hub
- Legacy asset



American Legion Memorial Pool at Patton Park

Pool originally built in 1961 by the generosity of members of the American Legion Post 194



AQUATICS GROUP
a division of Weston & Sampson®



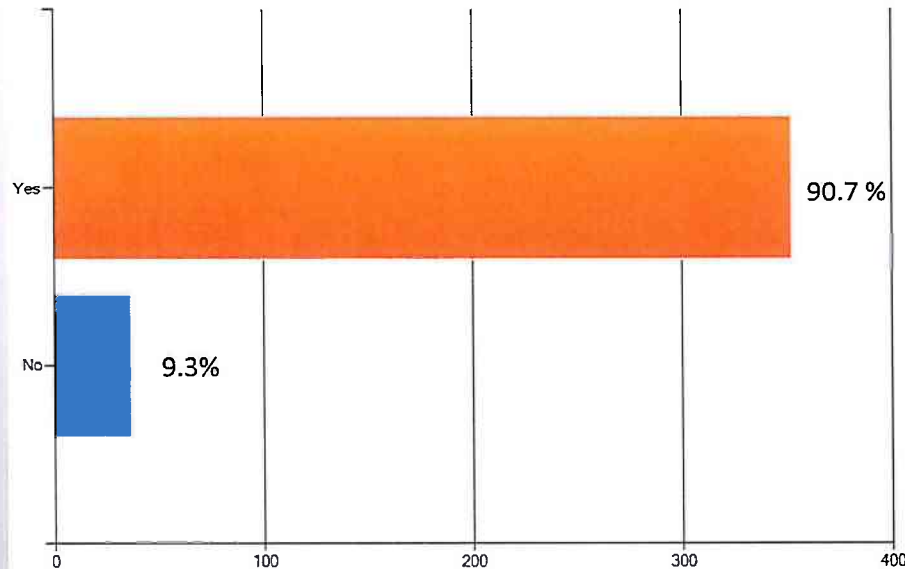
American Legion Memorial Pool at Patton Park



American Legion Memorial Pool at Patton Park

Almost 400 respondents to online survey

If improvements were made to the Aquatic Facility, would you or your family consider using the facility?



Pool Committee recommended replacement based on public support.

Pool Committee online survey results shown here.

Recreation Master Plan: “The top priority is clearly an improved pool facility”.



American Legion Memorial Pool at Patton Park

Priority 1

The most common responses for the highest priority for new or improved recreational facilities was the Patton Park pool, additional athletic fields, lighted athletic fields, installation of a synthetic turf field, better maintenance of facilities, improvements to Patton Park playground, and additional bike paths.



American Legion Memorial Pool at Patton Park

Leaking 3272 gallons per day x 80 days =
261,760 gallons per season

Rectangular Pool Calculator

Please use decimals if needed.

- > 75 Length (feet)
- > 35 Width (feet)
- > 2 Water Loss (inches per day)

- > 3272.33 Gallons per day loss
- > 136.35 Gallons per hour loss
- > 2.27 Gallons per minute loss



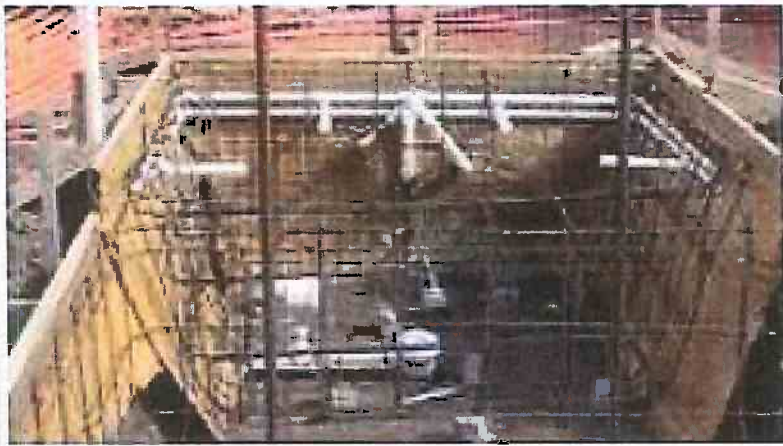
American Legion Memorial Pool at Patton Park

Cast iron piping from the 1960's deteriorates and erodes over time.

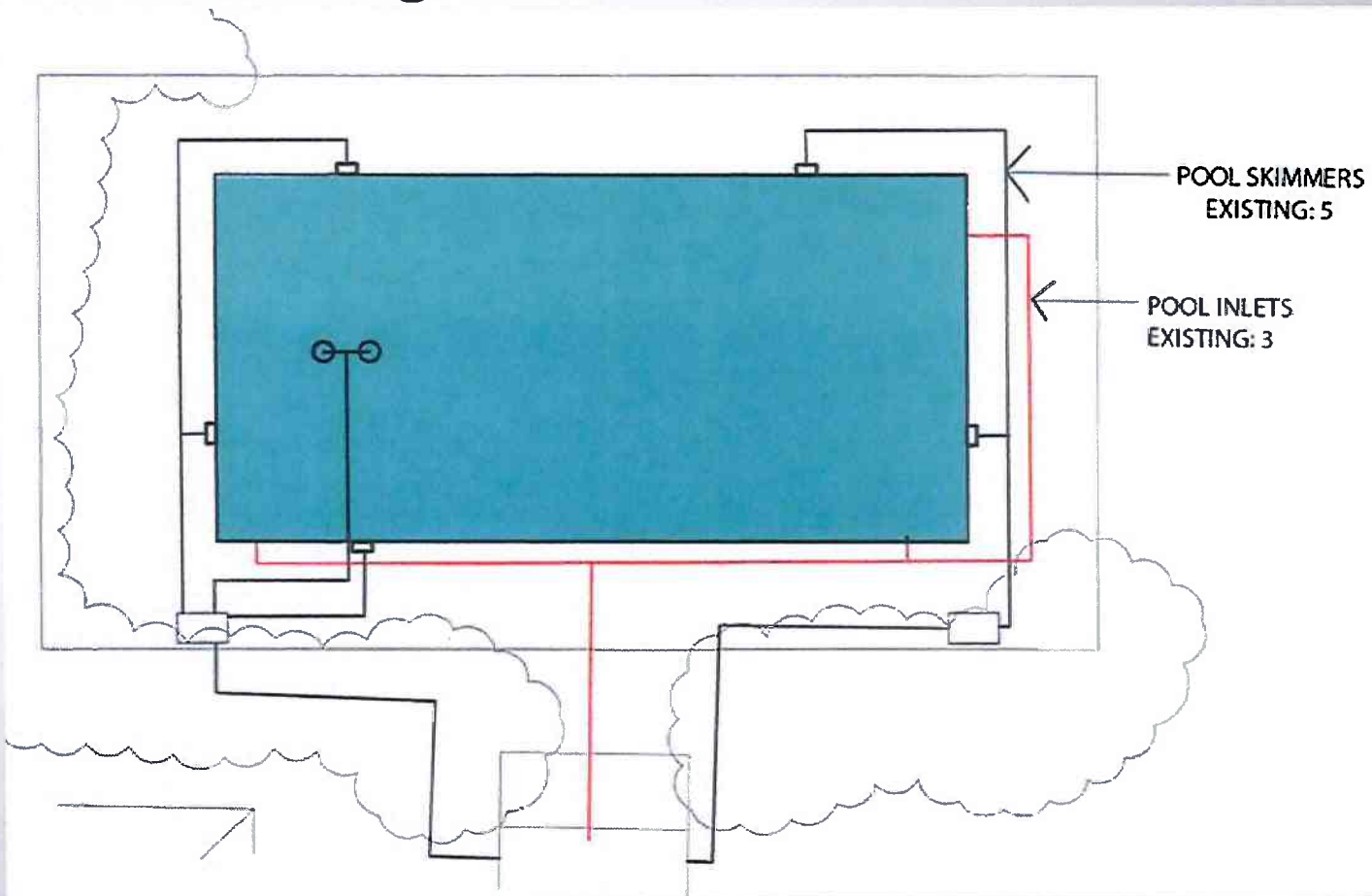


American Legion Memorial Pool at Patton Park

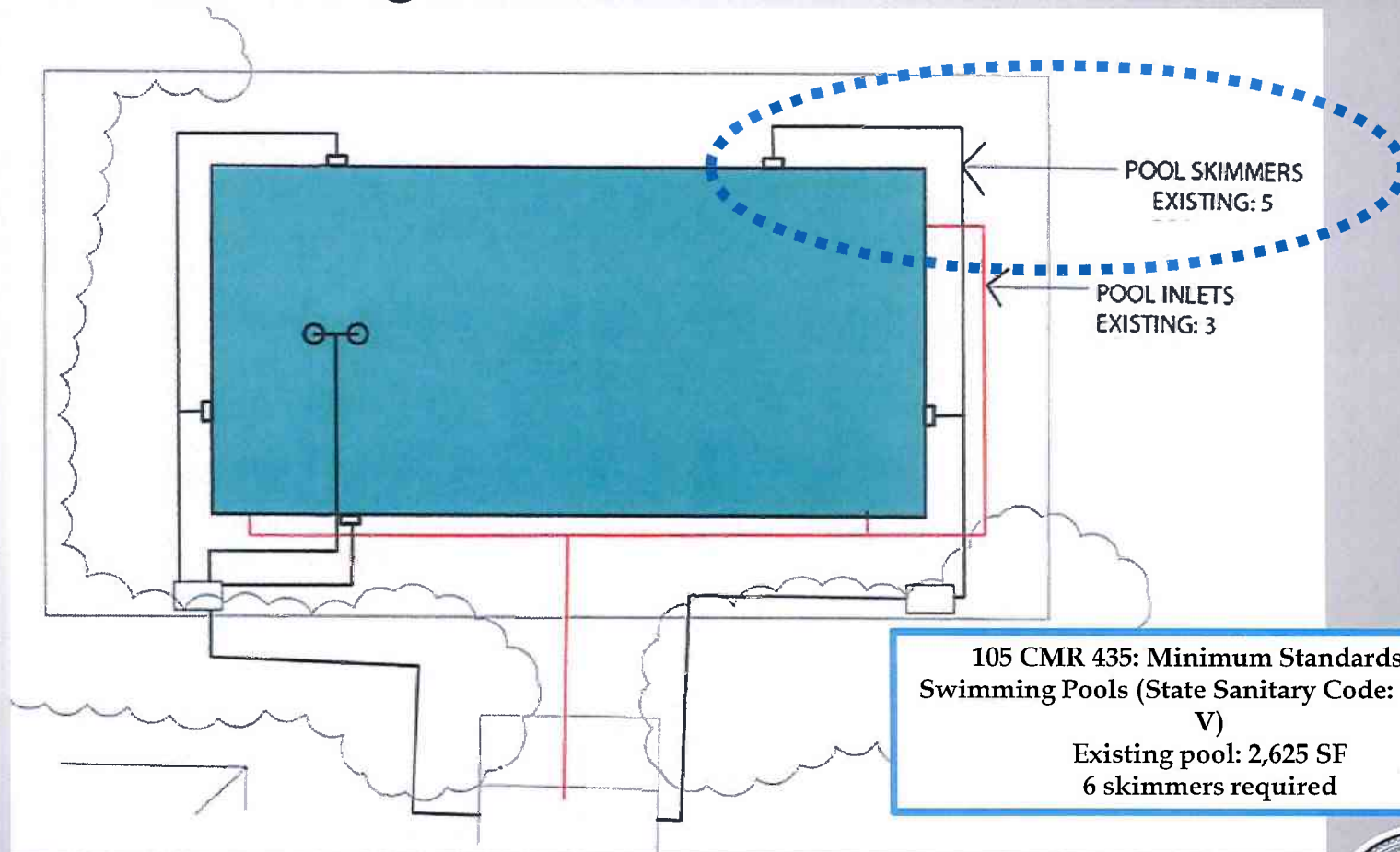
Current New Pool Construction



American Legion Memorial Pool at Patton Park



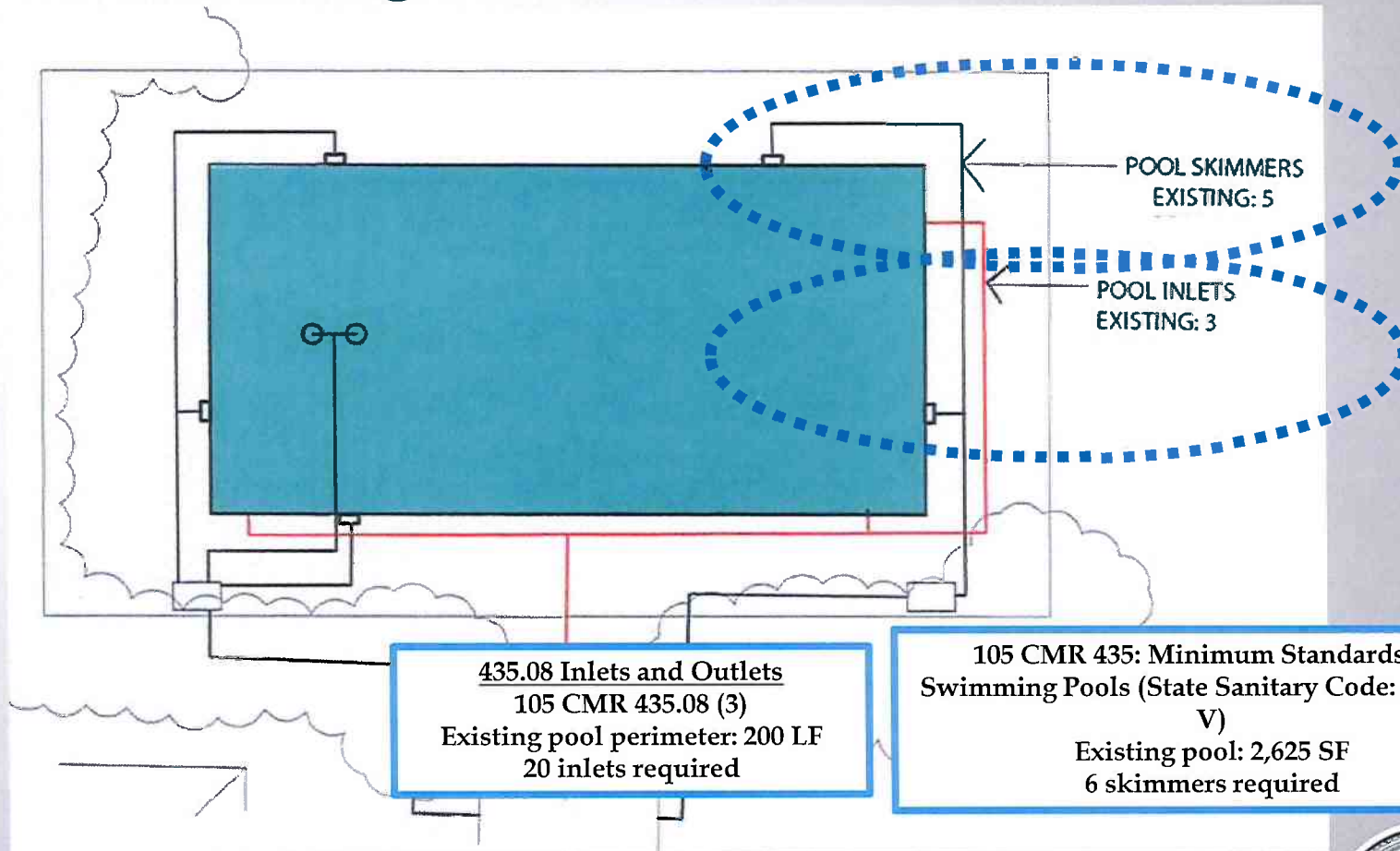
American Legion Memorial Pool at Patton Park



The existing pool area is $75' \times 35' = 2,625$ square feet
Perimeter = 200 feet



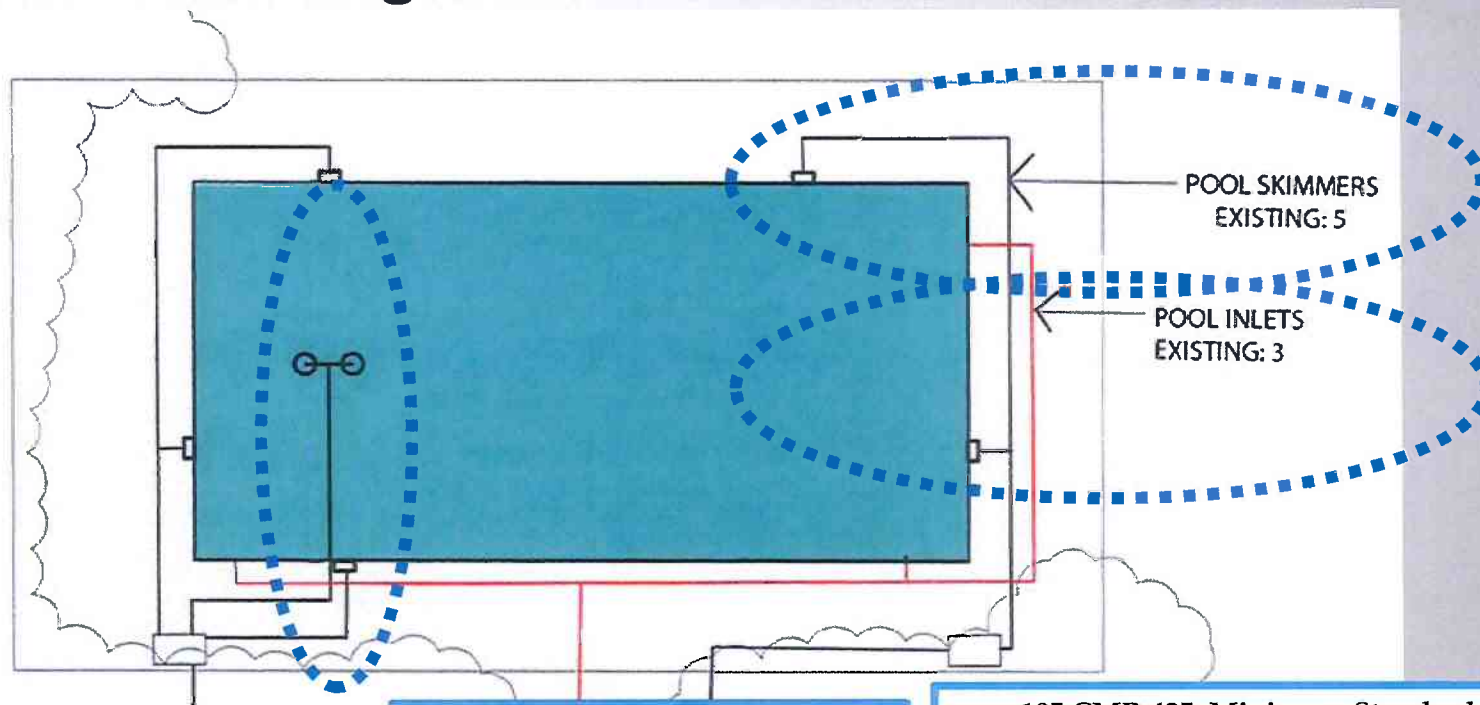
American Legion Memorial Pool at Patton Park



The existing pool area is $75' \times 35' = 2,625$ square feet
Perimeter = 200 feet



American Legion Memorial Pool at Patton Park



ASME/ANSI A112.19.8
Existing pool requires two
unblockable main drains

435.08 Inlets and Outlets
105 CMR 435.08 (3)
Existing pool perimeter: 200 LF
20 inlets required

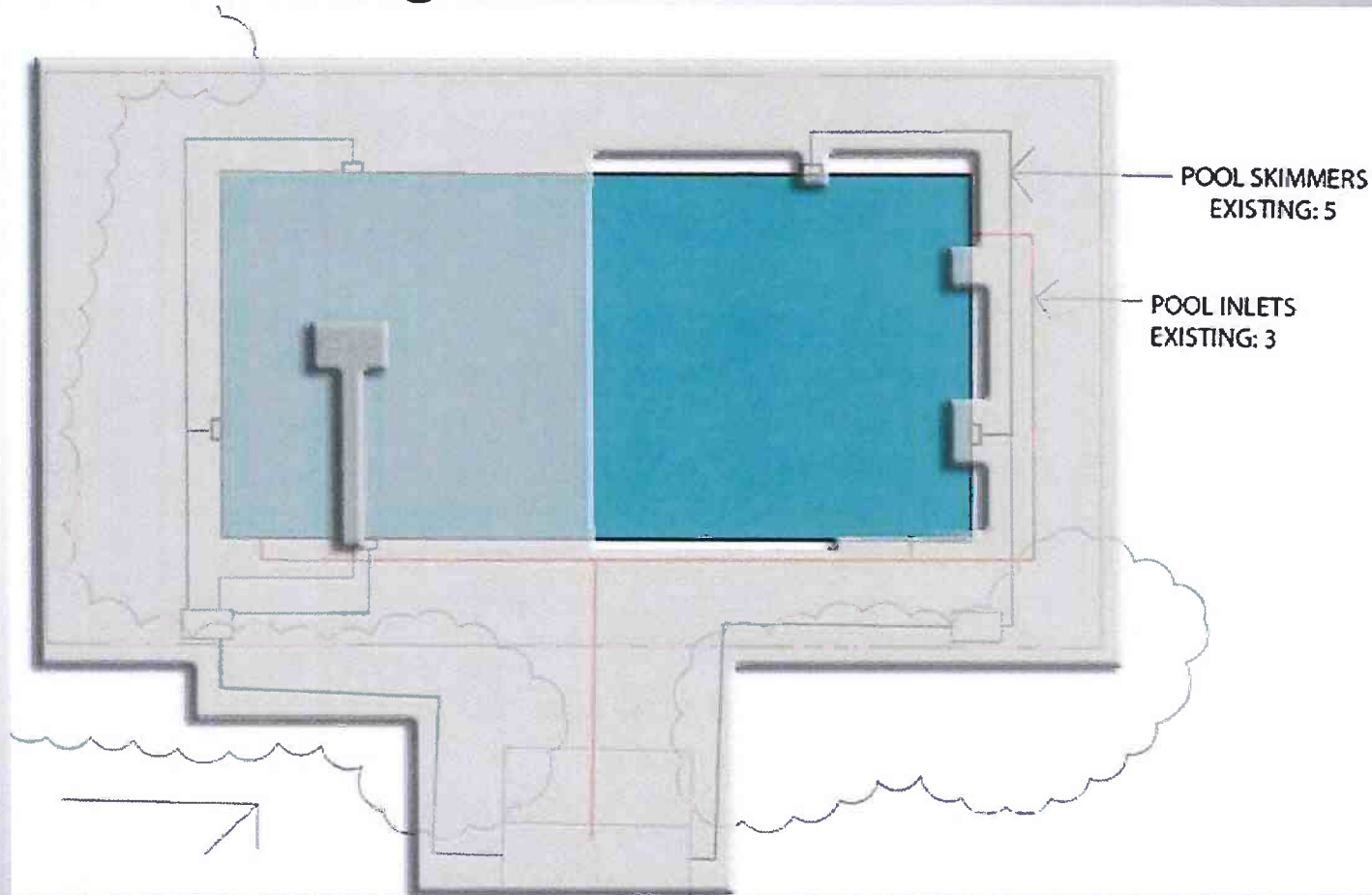
105 CMR 435: Minimum Standards for
Swimming Pools (State Sanitary Code: Chapter
V)
Existing pool: 2,625 SF
6 skimmers required



The existing pool area is $75' \times 35' = 2,625$ square feet
Perimeter = 200 feet



American Legion Memorial Pool at Patton Park

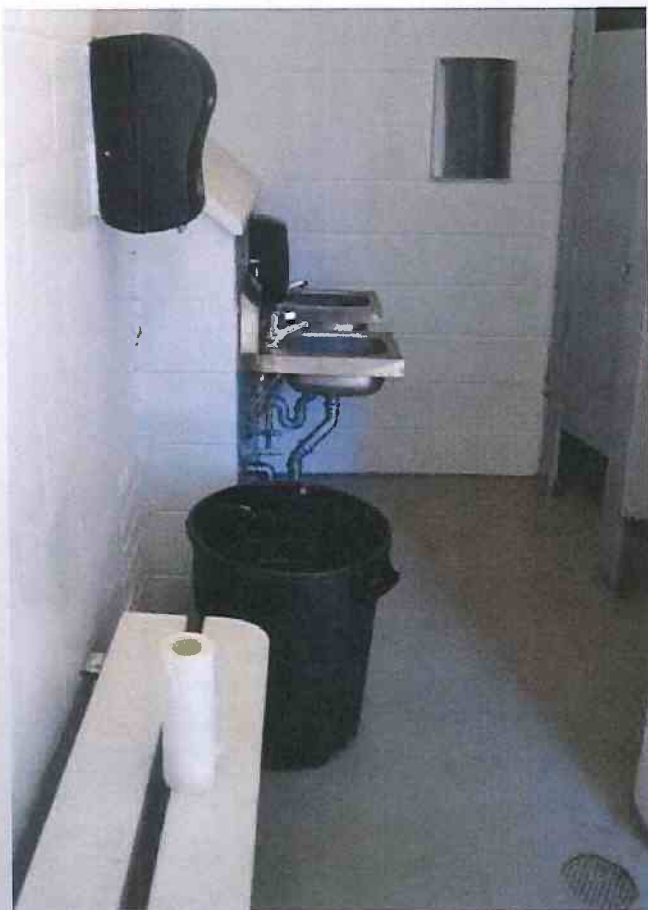


Extent of demolition required for pool repair and
code compliance

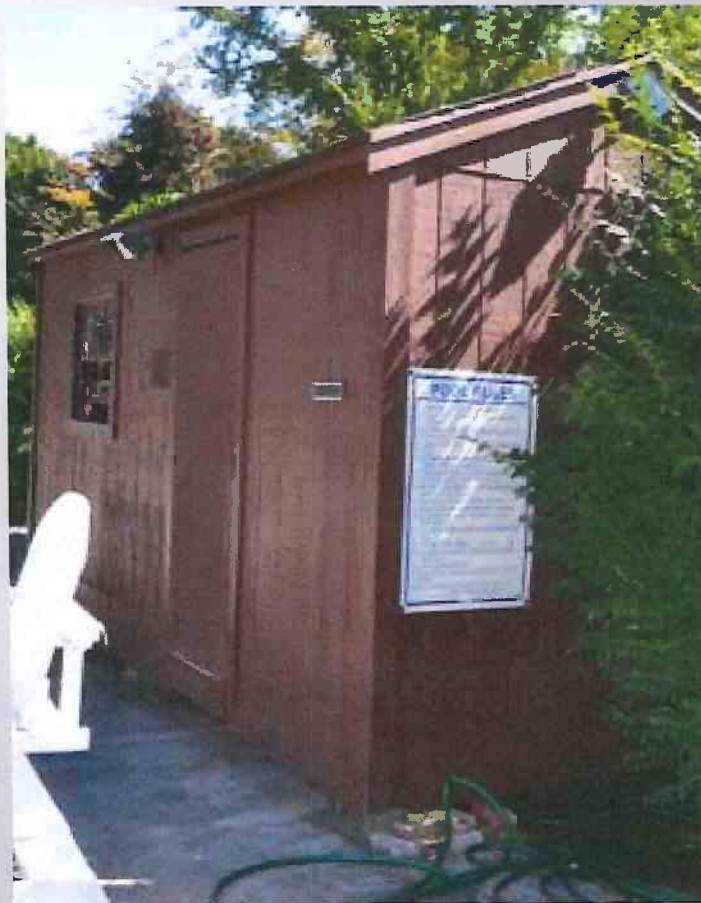


American Legion Memorial Pool at Patton Park

Existing Bathhouse



Existing Guard Shelter



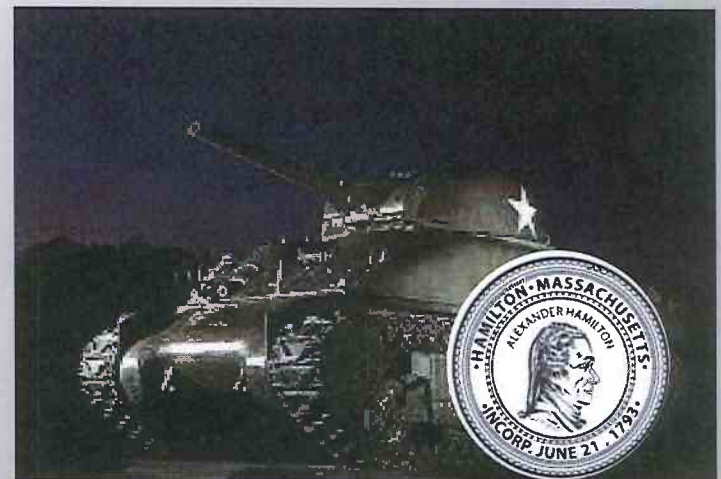
American Legion Memorial Pool at Patton Park

Community Asset:

- Community Events
- Field Sports
- Playground
- Passive Recreation
- Swimming



What is possible?



American Legion Memorial Pool at Patton Park



**Mother's Day
Flood 2006**

- Soil Investigations for septic mounding analysis
- Test pits to determine groundwater elevations
- Topographic survey
- Structural analysis



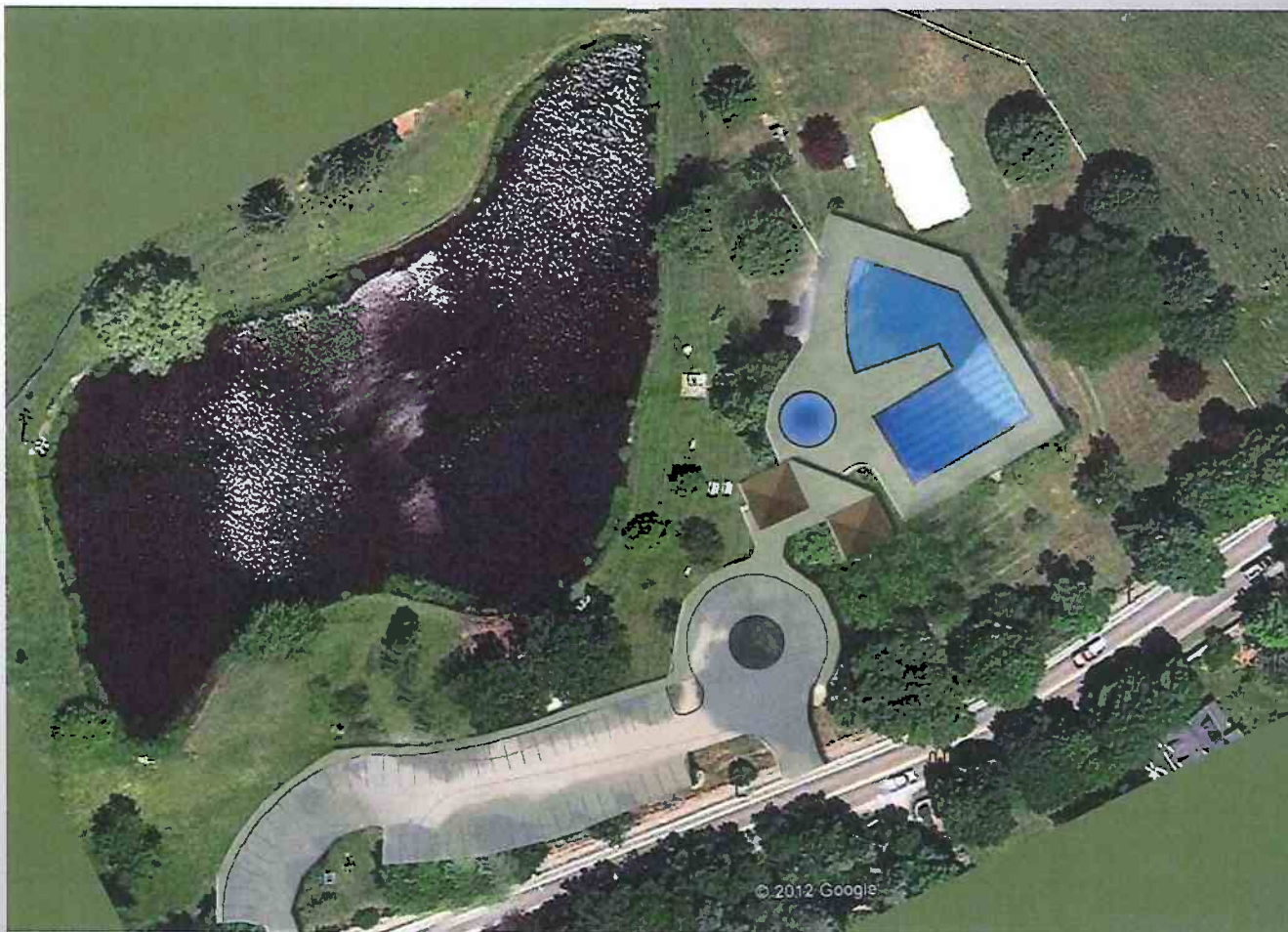
Photo 2 - Crack in wall at expansion joint



American Legion Memorial Pool at Patton Park



American Legion Memorial Pool at Patton Park



American Legion Memorial Pool at Patton Park

A foot print example using
Lincoln, Ma



Population 6,500



American Legion Memorial Pool at Patton Park

Gale Associates Estimate from Recreation Master Plan

- 6-Lane Lap Pool
- Spray Park
- 1350 SF Bathhouse
- 10,000 SF Pool Deck
- Benches
- Parking Lot
- Picnic Area

Total \$1,100,000

W&S Estimated Budget

▣ 6-Lane Lap Pool	\$605,000
▣ Kiddie Pool	\$ 50,000
▣ 1600 SF Building (A)	\$350,000
▣ 10,000 SF Deck	\$ 80,000
▣ Benches/Equipment	\$ 35,000
▣ Parking Lot	\$170,000

Sub Total \$1,290,000



American Legion Memorial Pool at Patton Park

W&S Estimated Budget

- 6-Lane Lap Pool
- Kiddie Pool
- 1600 SF Building (A)
- 10,000 Concrete Deck
- Benches
- Parking

Sub Total	\$1,290,000
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Additional Required Improvements

- | | |
|--------------------------|------------------|
| ▪ Demolition | \$ 65,000 |
| ▪ General Site Work | \$100,000 |
| ▪ 1600 SF Building (B) | \$300,000 |
| ▪ Septic System | \$220,000 |
| ▪ Electrical | \$100,000 |
| ▪ Site & Safety Equip. | \$ 80,000 |
| ▪ Safety Fencing | \$100,000 |
| ▪ Sidewalks | \$ 10,000 |
| ▪ Landscaping | \$ 50,000 |
| ▪ Activity + Zero Entry | \$200,000 |
| ▪ <u>Additional Deck</u> | <u>\$ 30,000</u> |

Sub Total	\$1,255,000
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American Legion Memorial Pool at Patton Park

FACT:
Good public
recreation facilities
attract residents and
improve the
economic climate of
the town.



American Legion Memorial Pool at Patton Park

- 6-lane 75' long lap pool
- Zero-depth entry and learn to swim area
- Separate kiddie pool
- New bathhouse with office / life guard room / equipment storage / first aid area
- Improved parking layout with drop off
- Bather capacity: 438

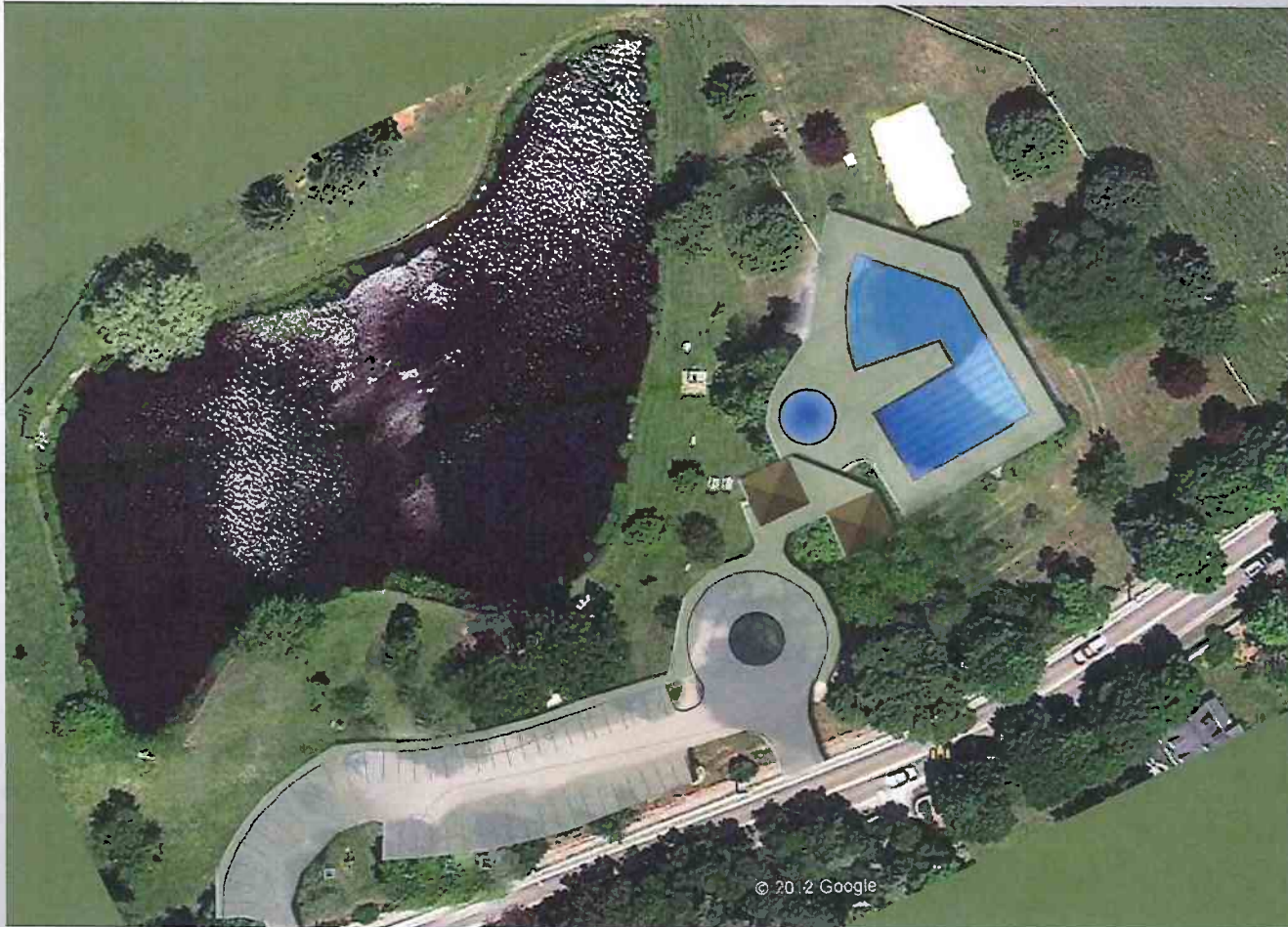


American Legion Memorial Pool at Patton Park

FUTURE AMENITY



American Legion Memorial Pool at Patton Park



AMERICAN LEGION POOL

■ TIMELINE

- 2011 50th Anniversary of the Pool
- Development Activities
 - September 2012: Recreation Master Plan, pool is #1 priority
 - October 2012: Town Meeting CPC funds \$150,000
 - January 2013: Pool Committee appointed for review
 - May 2013: Pool Committee provides Options to BoS
 - July 2013: Hamilton CPC begin discussions
 - Sept/Oct 2013: Design Concept & Community feedback
 - October 2013: CPC votes 7-2 to recommend funding

AMERICAN LEGION POOL

	Kiddy Pool	Lap Pool	Activity Area	Zero-Entry
7:00 am	closed	Adult Lap Swim	closed	closed
8:00 am				
8:00 am	closed	Adult Lap Swim	Senior Water Exercise	closed
9:00 am				
9:00 am	Camp Program	Camp Program	Park/ Swim Lessons	Camp Program
10:00 am				
10:00 am	Camp Program	Swim Lessons	Camp Program	Camp Program
11:00 am				
11:00 am	Freeswim	Freeswim/ 2 lap lanes	Water Exercise	Freeswim
12:00 pm				
12:00 pm	Freeswim	Freeswim/ 2 lap lanes	Adaptive Swim	Freeswim
1:00 pm				
1:00 pm	Freeswim	Swim Team	Swim Lessons	Freeswim
2:00 pm				
2:00 pm	Freeswim	Swim Team	Freeswim	Freeswim
3:00 pm				
3:00 pm	Freeswim	Swim Lessons	Freeswim	Freeswim
4:00 pm				
4:00 pm	Freeswim	Freeswim/ 3 lap lanes	Freeswim	Freeswim
6:00 pm				
6:00 pm	Freeswim	Freeswim/ 3 lap lanes	Water Exercise	Freeswim
7:00 pm				
7:00 pm	Freeswim	Freeswim/ 3 lap lanes	Freeswim	Freeswim
8:00 pm				

AMERICAN LEGION POOL

FEE STRUCTURE BENCHMARKING

COMMUNITY	\$ FAMILY MEMBERSHIP		
	Residents	Border Towns	Weeks open
Wayland	\$ 700	\$ 770	14
Weston	\$ 220	\$ 850	12
Belmont	\$ 210	n/a	11
Lexington	\$ 200	\$ 375	14
Shirley	\$ 175	\$ 225	14
Lincoln	\$ 225	\$ 450	12
Average	\$ 288	\$ 534	13

PROPOSED FEE STRUCTURE

POOL MEMBERSHIP	FEE	QTY
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<u>Hamilton Residents</u>		
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Individual	\$110	75
Family	\$175	360
Senior Citizen (age 65+)	\$ 30	50

<u>Wenham Residents</u>		
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Individual	\$150	50
Family	\$425	120
Senior Citizen (age 65+)	\$ 50	30

<u>Border Town Residents</u>		
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Individual	\$180	25
Family	\$450	25
Senior Citizen (age 65+)	\$ 80	25

<u>Nanny, Caregiver, Etc.</u>		
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Add \$50/person	\$ 50	10
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Border Towns: Essex, Ipswich, Manchester, Topsfield and Wenham

PROJECTED REVENUES

POOL MEMBERSHIP	
Hamilton Residents	\$ 72,750
Wenham Residents	\$ 60,000
Border Town Residents	\$ 17,750
Nanny, Caregiver, Long-term household visitor	\$ 500
	\$ 151,000
DAY PASSES	
H-W Residents	\$ 2,580
Guest with Member	\$ 3,440
	\$ 6,020
SWIM TEAM	\$ 13,500
SUMMER PARK PROGRAM	\$ 25,000
TOTAL PROJECTED REVENUE	\$ 195,520

PROJECTED EXPENSES

Heating Costs*	\$	6,000	
Electrical Costs	\$	10,000	
Chemicals and opening/closing	\$	25,000	
Custodial Service & Supply Costs	\$	7,000	
Pool Foreman	\$	5,000	
Pool Director & Lifeguards (10)	\$	44,000	
Reserve for Pool Repairs	\$	35,000	
TOTAL PROJECTED EXPENSES			\$ 132,000

SUMMARY OF REVENUE & EXPENSE

REVENUE	\$	195,520
EXPENSES	\$	<u>132,000</u>
SUBTOTAL	\$	63,520
CONTRIBUTION TO CPC DEBT SERVICE	\$	40,000
NET REVENUE	\$	23,520

**Solar Panels may reduce costs to \$0*

WHAT IS THE COMMUNITY PRESERVATION ACT?

- ▣ What qualifies for CPA Funding
 - Community Housing, Historic Preservation and Open Space/ Recreation

- ▣ What does not qualify for CPA Funding
 - School buildings
 - Artificial Turf

CPA's 7 YEAR HISTORY

▣ Adopted in 2006

▣ Total Received as of 6/30/2013 \$4,089,589

▪ Surcharge: \$2,655,542

▪ State Match: \$1,217,807

▪ Interest & Contributions: \$ 216,234

▣ Remaining balance as of 6/30/2013 \$2,241,234

CPA's 7 YEAR HISTORY

▣ Total Expended Summary

■ Historic Preservation	\$ 441,298
▣ Community House of H-W	
▣ Tabernacle and Senior Center	
■ Community Housing	\$ 563,818
▣ Hamilton Affordable Trust	
▣ Hamilton Housing Kitchens	
▣ Firehouse Place	
■ Open Space/Recreation	\$ 740,121
▣ Donovan Fields and Hiking Trails	
■ Administrative Expense	\$ 103,313
■ Total	\$1,848,549

WHAT IS THE COMMITTEE RECOMMENDING?

CPC FUND BALANCE	\$	540,720
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Upfront funds to reduce the amount financed
leaving a Fund Balance of \$1,700,313

CPC DEBT FINANCING	\$	<u>1,959,280</u>
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Interest Rate 3.25% for an annual debt of \$137,000

Projected Design & Construction Costs	\$	2,500,000
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AMERICAN LEGION POOL

CPA ANNUAL CASHFLOW COMMITMENTS *with Pool Financing of \$ 1,959,280*

Estimated Annual Additions

CPA Surcharge (4 year avg)	\$ 347,150	
State Match (lowest year)	\$ 92,731	
Pool Revolving Fund Contribution	\$ 40,000	
Total Revenue		<u>\$ 479,881</u>

Debt Commitments

Debt Expense for Donovan 6/2020	\$ 45,000	
Debt Expense at 3.25 % for Pool 6/2035	\$ 137,000	
Total Debt		<u>\$ 182,000</u>

Available Funds for Other Uses	<u>\$ 297,881</u>
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Note: The Pool Revolving Fund Contribution should pay-back \$800,000 over 20 years

WHAT IS WENHAM'S COMMITMENT TO THE POOL?

- ▣ Hamilton-Wenham Recreation Program
 - Joint program is defined as the Recreation Center and programs operated by the Center
- ▣ American Legion Pool
 - The pool is a town asset that has been utilized by the Joint Recreation Program
- ▣ Pool Project and Wenham
 - October a request for Wenham CPA funding was voted down by 4:5 CPC vote
 - A separate pool fee structure will be in place until the Town of Wenham contributes to the pool

AN INVESTMENT IN OUR COMMUNITY

- ✓ Fosters Community
- ✓ Offers recreational options for all ages
- ✓ Enhances the Hamilton Lifestyle
- ✓ Venue for Community Events
- ✓ No additional Tax Burden
- ✓ Safeguards and preserves Town assets
- ✓ Improves the vibrancy of the downtown